

AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2003 EDITION

GENERAL LOCATION: Northwest corner of Centreville Road and Wall Road.

PARCEL LOCATION: 24-4 ((1)) 6B (part), 6C, 6D2, 6D3, 6D4, 6F

PLANNING AREA AND DISTRICT: III, Upper Potomac

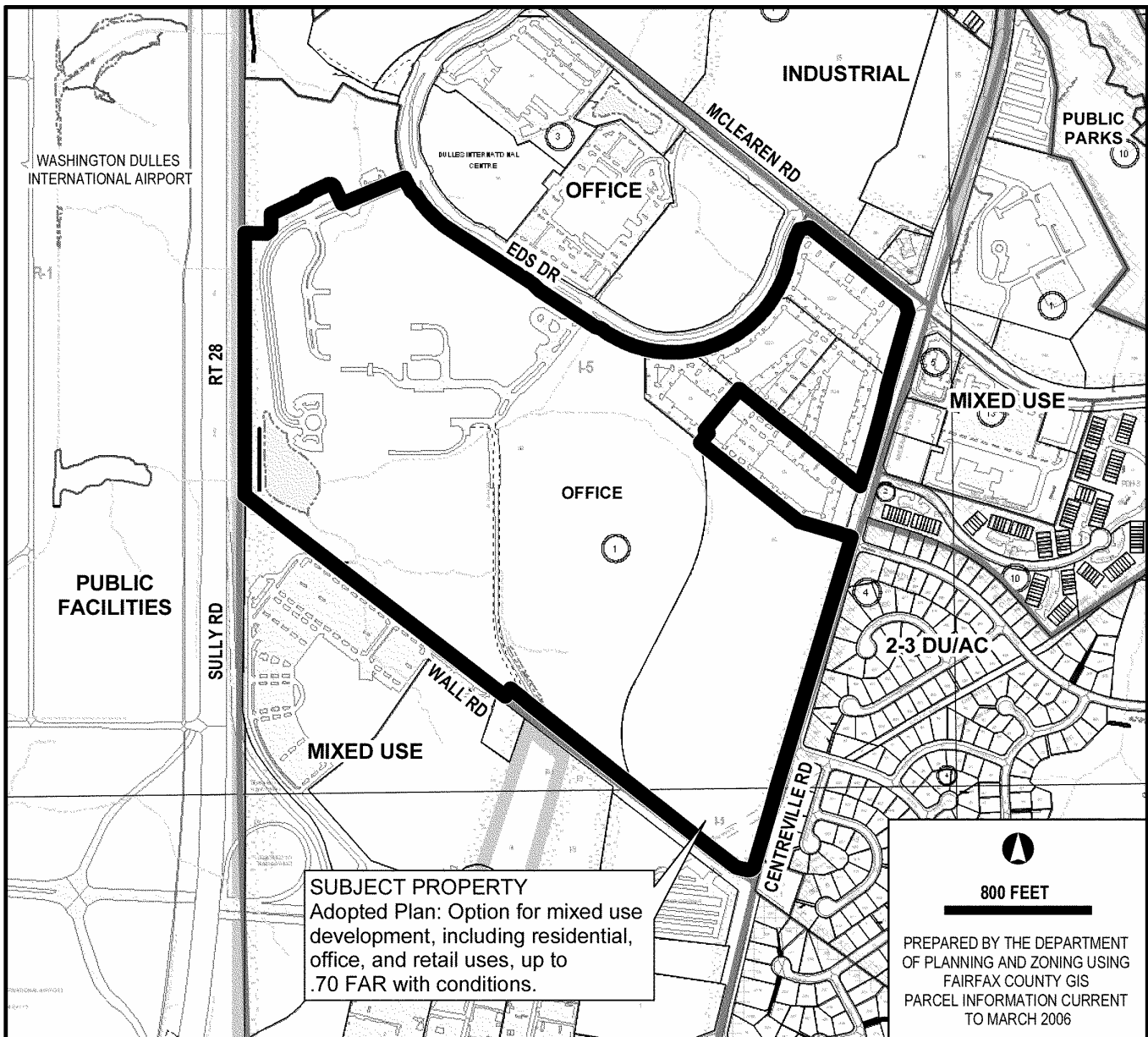
SUB-DISTRICT DESIGNATION:
Dulles Suburban Center (Land Unit D-3)

SUPERVISOR DISTRICT: Sully

ADOPTED: May 15, 2006

ITEM NO. APR 04-III-6DS

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2003 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text is shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Dulles Suburban Center, as amended through May 1, 2006, Land Unit D-3, page 76.

“LAND UNIT D-3

CHARACTER

Land Unit D-3 consists of 260 acres and is bounded on the north by McLearen Road, on the west by Route 28, on the east by Centreville Road and on the south by Wall Road (Figure 18). This area is partially developed with campus-style office development, industrial/flex and institutional uses (a private secondary school), ~~with approximately two-thirds of the land remaining vacant.~~

RECOMMENDATIONS

Land Use

1. This land unit is planned and approved for high-quality, campus-style office uses in the range of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area. Consistent with the higher intensity recommended, the area near the intersection of McLearen Road and Route 28 should be considered as a future transit stop, given its central location and potential as a focal point along the Route 28 corridor. The higher intensity planned for Parcels 24-4 ((3)) 1-4 is contingent upon the provision of transit.
2. As an option, a training facility or hotel/conference center may be appropriate if integrated with existing office uses. These optional uses should be oriented away from Centreville Road.
3. ~~Should a mechanism be established by the County to permit residential development within the Tax District or the Tax District be amended to allow for the taxing of residential development without increasing the financial burden on other Tax District landowners or the County without their consent, then residential use should be considered as an appropriate use for portions of this land unit. Multifamily style residential use may be appropriate in the eastern portion of the land unit if:~~
 - ~~These units directly serve the needs of businesses developing office uses within the land unit and do not include permanent housing for sale. Such services are to consist of, for example, transient housing for personnel in professional training, personnel in transit on corporate business, reassigned personnel awaiting permanent housing, and other similar uses;~~

- ~~• Residential development provides sufficient buffering between the residential uses and other adjacent uses;~~
 - ~~• Development is well-screened along Centreville Road, including a 100-foot buffer to enhance compatibility with low density residential communities to the east; and~~
 - ~~• On-site active recreation facilities and other amenities are provided.”~~
3. As an option, mixed use up to .70 FAR may be considered within Land Unit D-3 to create a high quality mixed use node where office, retail, recreation and residential uses are provided. In addition to areawide guidance, this option should address the following site-specific conditions:
- The development application should encompass the approximately 67-acre portion of the land unit south of EDS Drive, east of the EDS corporate complex, and bounded by Wall Road and Centreville Road.
 - The mixed use development should include the following mix of uses (the percentages are approximate):
 - Retail use, 5-10%.
 - Office use, 20-30%
 - Residential units, 50-70%
- In addition, other uses, such as institutional, may also be appropriate.
- The trip generation of the mixed use development should meet the *Performance Criteria for Optional Uses* found in the Dulles Suburban Center Overview, and result in significantly fewer peak-hour trips than the office use planned at the baseline.
 - Retail use should be integrated with other uses. Restaurants are encouraged to serve both residents and visitors to the area. A grocery store and drug store are also desirable uses.
 - Residential use should provide a mix of unit types, including live/work units, for a total of approximately 900-1000 units. Live/work units are defined as the combination of a private residence with a professional office, retail or other non-residential use.
 - An active recreation area with at least five athletic fields and provision of parking on or adjacent to the site or in a shared parking arrangement with adjacent uses. Facilities should be developed according to Fairfax County Park Authority standards in consultation with FCPA staff. This park should be dedicated to the Fairfax County Park Authority.
 - A plaza in the village center should provide usable open space for public events and casual recreation use.
 - Office use is integrated into the both the village center and elsewhere in the development.

- To ensure needed access and circulation for this development option, a public road connection between Wall Road and EDS Drive should be provided.
- Pedestrian links should provide a safe and pleasant walking environment.
- Parking should be mostly in structured garages. However, surface lots and on-street parking should be used to promote street activity and convenience to retail uses.
- Development along Centreville Road should be set back 50-100 feet, depending on the applicant's proposed land use, design and height of buildings, and the amount and quality of the landscaping provided.
- There may be a need for an additional high school in the western portion of the county served by Westfield, Chantilly and Centreville High Schools because of existing and projected overcrowding at this level. If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County. Mitigation measures may include, but are not limited to:
 1. Provision of land for additional facilities, such as vocational training, academy programs and adult learning centers, examples of programs that are currently provided at existing schools which could be relocated to the site that is the subject of the rezoning application;
 2. Financial contributions that would facilitate the acceleration and/or construction of new facilities or the expansion of existing facilities;
 3. Financial contributions for, or donations of, equipment and other items that increase the utilization or efficiency of existing facilities; and
 4. Measures that facilitate the better utilization of existing school facilities from an operational standpoint or other solutions to increase utilization of under-capacity schools.

PLAN MAP: The Comprehensive Plan Map will not change.